

**Kershaw County Planning and Zoning Commission  
Regular Session Minutes – June 11, 2018, 5:30 PM  
County Council Chambers  
515 Walnut Street, Camden, SC 29020**

Members in Attendance: Claude Eichelberger, Kate Denton, George Harkins, Gary Whitlock, and Kevin Scharf

Absent: Beth Smith and Curtis Blackmon

Staff in Attendance: Michael Conley, and Rhonda Darity

**Call to Order**

The Chairman, Claude Eichelberger, called the meeting to order at 5:30 PM.

**Approval of Minutes**

Kevin Scarf made a motion that the minutes of the May 14, 2018 regular meeting be approved. The motion was seconded by Gary Whitlock, and all voted in favor.

**Request to Rezone 988 Wateree Dam Road from MRD-1 to GD - Case# 18-04**

In giving his staff report, Michael Conley informed the Commission that the applicant, Greg Googer, is requesting that the 10.10 acres boarding Wateree Dam Road and Shiloh Church Road, be rezoned from MRD-1 (Rural Resource District) to GD (General Development). The property would be subdivide into two parcels if the rezoning is approved. The request is within compliance of the goals of the Comprehension Plan and Future Land Use Map. While the lake properties continue to develop along the western shore of Lake Wateree, the development of a low impact commercial district for this northern area of the county could be beneficial to the residents in the area possibly cutting down on the amount of commuter traffic going back into Lugoff for small items. The lack of a sewer system is concerning for staff, this location has not been saturated by underground systems at this time. The subject property is surrounded by MRD-1 and RD-1 (rural zoning districts). The property is located in an area of Lugoff that is favorable for development. Staff does not object to the Commission recommending approval of the rezoning request. It was noted that the Kershaw County Council makes all final decisions regarding rezoning applications.

Mr. Googer informed the Commission that the ten acres that are being requested for rezoning, would accommodate a Dollar General and probably one more or maybe possibly two small businesses. This parcel is basically the front half of a twenty-six acre tract. The divide is a small road that runs the back of the ten acres. A large portion of the ten acres is a pond. Therefore, you cannot put in a full ten acre commercial development on that site. He stated that the plans were to build a 9100 square foot building that would be a Dollar General. This would provide a retail location, which allows one to pick up quick items. The drive would be off of Wateree Dam Road. It would employee six to eight full time employees. . They would share access with the rest of the site. There would be only one additional curb cut there. They looked at access off of Longtown Road, and felt that because of safety the access should be off of Wateree Dam Road.

During public comment, eleven individuals addressed the Commission.

Derek Proctor has concerns that this will open the door for other businesses. There is commercial property located 2 miles down the road. Other concerns are the metal containers with stuff in and around those containers. Worried that it would not be kept clean and neat.

Al Bozard stated that he knew nothing about this until he received a telephone call Tuesday afternoon. He is representing 39 people, of which have signed a petition against the re-zoning. The petition was presented to the Commission.

Bruce Jackson is for the Dollar General. He thinks it would be great for the community and people around the lake. He stated that everyone he had talked to was for it.

Charles and Evon Jackson are for the Dollar General. He has talked to people 5, 6, 7, 10 miles away and they are all for the Dollar General.

Jim Palmer, owner of the property stated that he understands that there are several people against this. He wanted everyone to know that he never meant to start anything in that community that would upset anybody. The Dollar General needs 2 acres +/- . That is all the Dollar General is buying. The remaining will be his. The County suggested that 10 acres be rezoned. He thinks it would benefit greatly. The existing business in the community is not a community store. As far as getting the stuff that you need. He fully intends and the Dollar General does to, to put this building with the fence. Whatever it takes to make it presentable to the community.

Brenda Reed is a member of Shilo Methodist Church and she is for it. She thinks it would be good for the community. She has a mother and an aunt that are not at the meeting but wanted her to let the Commission know that they were for it.

Henry Belton stated that he is member of Shilo. The church along with his house hold are split. He and several members of the church think that it would be an asset to the community. It would be good for development. Maybe the development might bring along added security to the church. Church is split 50/50. We encourage and support the rezoning.

Vera Murphy also a member of the church. She is totally against the rezoning. They have had problems with the store across the street with selling beer on Sunday.

Julia Belton is a member of Shilo. She is undecided right now. She has concerns about the activities across the street while they are having church service and even when they are not. Concerns about people trashing the church.

Freda Murphy-Belton has concerns about the place being zoned commercial because you never really know what's going to be there. She has concerns about the sale of beer and wine during church service.

William Tetterton represents the property owner. Dollar General has put a lot of restrictions on what can happen to the remaining property if they don't put the building up. They would not be allowed to put anything there unlawful or to create a nuisance. Anything that omits a strong or unusual odor, dust, fumes or sounds that could be heard outside of the buildings. No assembly or manufacturing, distilling, refining, smelting or mining operations. They cannot put any second hand store or liquidation outlets there. They cannot put a mobile home park or trailer park. No labor camp, junk yard, recycling facilities, or stock yard. No dumping or disposing or incineration of garbage. No dry cleaning or body shop repair. No veterinary hospital, unless it is for particular reasons. No sales of paraphernalia. No book store, video store, Movie Theater, bar, tavern, arcade, nothing that creates a fire explosion or hazard. No pool hall, gun range or shooting gallery. The property owner has agreed that none of this things will go on this property. Hoping that this will dismiss any concerns. He has concerns about Mr. Bozard's petition being a conflict of interest. Mr. Tetterton stated that Mr. Palmer said he went out and

talked with some of the people that had signed the petition, and that they felt misrepresented on what was going to happen there. Mr. Tetterton asked that the Commission give very little credence to the petition, because you don't know what they were told. This convenience store would fill the needs of the community. It would be an asset.

After a brief discussion, the Chairman called for a motion. George Harkins made a motion that the Planning and Zoning Commission approve the request to rezone the 10.10 acres located at 988 Wateree Dam Road, from MRD-1 to GD. The motion was seconded by Gary Whitlock, and all voted in favor.

### **Adjournment**

At 6:15 PM, the Chairman called for a motion to adjourn. The motion was made by Gary Whitlock. Seconded by Kate Denton, and all voted in favor.

Respectfully submitted,

***Rhonda Darity***

Rhonda Darity  
Secretary